

**201, 3501 15 Street SW**  
**Calgary, Alberta**

**MLS # A2253205**



**\$395,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 770
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to modern living in the heart of Marda Loop! This stylishly renovated 2-bedroom, 2-bath condo is perfectly positioned close to River Park, Sandy Beach, and the vibrant shops, caf  s, and dining of 33rd Ave. Inside, you'll love the bright corner layout with oversized windows, sleek laminate floors, and a crisp white kitchen finished with granite counters, stainless steel appliances, and a custom buffet with extra storage. The open-concept design flows seamlessly into the dining and living areas, leading out to your west-facing balcony that showers the entire unit with light. Both bedrooms are ample size, each with ensuite access and walk-in closet making it an ideal setup for professionals, roommates, or anyone who values privacy. Secure underground parking, in-suite laundry, and a well-managed building add to the convenience, while the unbeatable location puts Calgary's best parks, boutiques, and eateries at your doorstep. This is the ultimate blend of trendy city living and everyday comfort. Call for private showing today!